

MEETING SUMMARY

DATE February 21, 2017
PLACE 50 W Gay St
TIME 3:00 pm – 4:01 pm

A CALL TO ORDER

Present: Matt Egner, William Fergus, Bart Overly, Kim Way, Judy Box, and Trent Smith
Staff Present: Jackie Yeoman

B APPROVAL OF MINUTES

3:01 Meeting Summary – January 17, 2017

Motion: To approve

Motion By: Mr. Smith, seconded by Dr. Box

Result: Approved (5-0); Mr. Overly abstained

C Applications for CERTIFICATE OF APPROVAL

3:03-3:42 17-01-001 B Address: 431 W Town (Associated with 201 S Lucas – Lucas Lofts Phase I)
Property Owner: Manhattan Project LLC
Applicant: Jonathan Barnes Architecture and Design
To be reviewed: New Construction, Lucas Lofts Phase II

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
 - In January 2017, the Board approved Lucas Lofts II with a condition to return for parking lot screening and lighting approval.

Discussion:

- Mr. Way asked staff to clarify the 2 space parking reduction; Ms. Yeoman stated it provides additional room for a planting bed along McDowell. Mr. Way also asked if the reduction is reflected on the site plan; Ms. Yeoman stated it is.
- Mr. John Ryan (Jonathan Barnes Architecture) provided an overview of the items being reviewed.
- Mr. Overly asked if the parking spaces are standard sizes and if the client has considered compact spaces; Mr. Ryan stated they are currently shown as standard spaces and the site plan will undergo site compliance review with Building and Zoning Services.
- Ms. Allison Drda (Jonathan Barnes Architecture) described the parking lot screening and landscaping.
- Mr. Way asked what will keep cars from hitting the light poles; Mr. Ryan suggested adding a 3' concrete base to the poles.
- Mr. Overly asked if the screen fence is 6 feet high; Mr. Ryan stated it will be 4 feet high.
- Mr. Way asked if there is a gap between the corten material and public sidewalk on McDowell; Ms. Drda stated it is not shown that way on the site plan, but they can explore using gravel as a transition to the sidewalk.
- Ms. Drda described the transformer screening detail on Lucas Street; the Board discussed the wood slats and agreed they prefer the screening without the slats.
- Mr. Way asked for the height of the transformer; Mr. Sherman stated the size of the transformer has not yet been determined.

Board Approved Modifications to Development Standards:

1. To allow parking located on McDowell, Rich and Lucas streets as an accessory use to the approved uses within 201 S. Lucas (Phase I), 431 W Town (Phase II), 401 W Town and 400 W Rich as shown on the site plan.
2. To reduce the required number of parking spaces to 187 spaces for a mixed use development.
3. To allow the setback for the McDowell and Rich street parking lots to be as shown on the site plan.
4. To allow parking lot light fixtures to be mounted at 20 feet above grade within 25 feet of a live/work unit.
5. To allow a reduction in parking lot trees to zero.
6. To allow the planting bed to be 3 feet in depth.

Motion: To approve with the following conditions:

1. Provide a three foot concrete base on parking lot light poles.
2. Provide a gap between the metal fence and the sidewalk on McDowell Street.

Motion By: Mr. Smith / seconded by Mr. Egner

Result: Approved (6-0)

3:42-3:52 17-02-001 Address: 289 W. Walnut
Property Owner: Manhattan Project LLC
Applicant: Manhattan Project LLC - Chris Sherman
To be reviewed: Exterior modifications

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
 - In 2014, an application for a change of use of the site was approved to allow for a mixed use development.
 - The applicant is returning to the board for approval of an exterior staircase on the southeast corner of the building and an updated parking lot layout.
 - The addition of the staircase has been requested by the Building Department.

Discussion:

- Mr. Overly asked if the exterior stair requires a covering per code requirements; Mr. Sherman stated there have not been any comments regarding a cover from the building department; Ms. Yeoman stated she is unaware of the requirements, but it will be addressed by the building department.
- Mr. Sherman explained the decision to add an emergency stair to the project and described the changes to the parking lot layout, including an egress pathway and new bicycle parking location.

Motion: To approve

Motion By: Mr. Way / seconded by Mr. Overly

Result: Approved (6-0)

D OTHER BUSINESS

3:52-4:00 Overview of Scioto Peninsula RFQ/RFP Process

- Mr. Mark Lundine provided an overview of the process, including the goals.
- A public meeting will be held on March 7 to provide an update on all Scioto Peninsula development activity.

E STAFF ISSUED CERTIFICATES OF APPROVAL**F BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL****G NEXT MEETING**

Tuesday – March 21, 2017 at 50 W Gay St at 3:00 pm